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HAND DELIVERED

February 15, 2002

Ms. Lorraine Lavender
1060 Broad Street
Newark, New Jersey 07102

Re: Violation of Lease

Dear Ms. Lavender:

We represent Essex Plaza Management Associates. This afternoon, our clients received a circular from you that you are distributing to all of the tenants at Essex Plaza, 1060 Broad Street, Newark, New Jersey. In the circular, you have scheduled, without management's permission, a meeting on February 18 in the first floor lobby concerning a so-called "first town hall meeting." This is a violation of the terms of your lease.

The premises at 1060 Broad Street, as you know, is a private, residential apartment complex for senior citizens. A large public gathering, such as what appears to be contemplated by your circular, will disturb the quiet enjoyment of the premises by our existing tenants and create a security risk at the building. We are not equipped to handle "public meetings," which would require supervision and security, and considerable expense in overseeing such events.

You are advised that you do not have permission to use the private hallways, common areas and lobby of 1060 Broad Street for any public meeting and that your use of company property without our permission will be considered a material violation of your lease. We will also consider anyone who attends this meeting to be a trespasser on our property.

You are being placed on notice that you must immediately cease and desist from promoting and holding the public gathering which is anticipated by the enclosed flier. Your failure to cease such activity may result in the pursuit of eviction proceedings against you and other actions.

Very truly yours,

Linda Wong